

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33471

56160

Property Information

property address: 2601 TODD

legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 21, LOT 1,2,3 (PTS OF)

owner name/address: RICHARDS, TINA LARENE & WILLIAM DON

2601 TODD ST

BRYAN, TX 77802-2334

full business name:

land use category: SF-Res

type of business:

current zoning: C3

occupancy status: occupied

lot area (square feet): 12000

frontage along Texas Avenue (feet): N/A

lot depth (feet): 80 120

sq. footage of building: 1624

property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 15 # of stories: 1

type of buildings (specify): wood

building/site condition: 4/

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1940 accessible to the public: ☐ yes ☒ no

possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) Fence, wooden porch, swimming pools  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

# of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces:

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue**

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: Nice shrubs

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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